

7-0-5 12-30
6-0-1 7-50

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS

000593

TRANSFER
TAX
PAID

That John D. Doyle and Mary L. Doyle of the Town of 1922 Powers Lane, Baltimore, Maryland, for consideration paid, grant to Wilson Hickam and Nita S. Hickam both of 60 West River Road, Waterville, Maine 04901, as joint tenants and not as tenants in common, with Warranty Covenants, a certain lot or parcel of land with the buildings thereon situated in Waterville, County of Kennebec and State of Maine, bounded and described as follows:

BEGINNING on the West River Road, leading from Waterville to Augusta on the north line of land formerly of Sarah A. Lowe and running on said line to land formerly of Joseph Libby about one hundred twenty (120) rods; thence northerly on Libby's east line about fifty (50) rods to the south line of formerly the Ricker farm; thence easterly on the line of the Ricker Farm and formerly the George Wood farm to said road; thence southerly on said road to the place of beginning, containing about fifty acres. Being a portion of the premises described in deed from Paul Holmes and Rachael W. Holmes to Rachael Holmes dated June 11, 1949 and recorded in Kennebec Registry of Deeds, Book 869, Page 566. Excepting and reserving therefrom the following parcel conveyed by Paul R. Holmes et al to James J. Pelotte by deed dated August 21, 1948 and recorded in Kennebec Registry of Deeds, Book 880, Page 542, said parcel beginning on the west right of way of the Sidney Road at other land of Pelotte; thence running southerly along the road 450 feet; thence westerly 100 feet; thence northerly 380 feet to Pelotte; thence easterly 330 feet to the point of beginning.

PARCEL TWO:

BEGINNING at an iron pin located in the westerly boundary of the West River Road, so-called, which marks the southeast corner of land conveyed by J.J. Pelotte to Rosaire Pelotte, by Deed recorded in Book 902, Page 176 in the Kennebec Registry of Deeds; thence running southerly along the west boundary of said Road, a distance of one hundred (100) feet to an iron pin; thence running westerly one hundred (100) feet to an iron pin set in the ground; thence running northerly a distance of one hundred twenty (120) feet to an iron pin set in the ground; thence running easterly and along the south boundary of the land formerly conveyed to Rosaire Pelotte by J.J. Pelotte, a distance of one hundred sixty-three (163) feet to an iron pin which marks the point of beginning.

Excepting and reserving a right of way over the above described premises for the purpose of access to land now or formerly of James J. Pelotte which adjoins the north boundary of said premises. Being the same premises conveyed to

Grantor now or formerly by deed of James J. Pelotte, dated October 9, 1973 and recorded in Kennebec Registry of Deeds, Book 1684, Page 116.

Further reference may be had to a deed from Rachel Holmes to John D. Doyle and Mary L. Doyle dated November 22, 1977 and recorded in the Kennebec Registry of Deeds in Book 2062, Page 199.

The south and west lines of Parcel Two are bounded by Parcel One.

Witness our hands and seals this 9th day of January, 1989.

Witness

John D. Doyle

Witness

Mary L. Doyle
Mary L. Doyle

STATE OF Maine
Kennebec County

January 9, 1989

Personally appeared the above named John D. Doyle and acknowledged the foregoing instrument to be his free act and deed.

Robert B. Gregory
Notary Public/Attorney at Law

Printed Name of Notary: Robert B. Gregory

RECEIVED KENNEBEC SS.

1989 JAN -9 PM 1:55

ATTEST: James J. Pelotte
REGISTER OF DEEDS